



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – DECEMBER 19, 2016 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the November 28, 2016 Minutes — Approval of the current Board Agenda

PRELIMINARY REVIEWS	Jurisdiction:	Project	Pg:
A. 4749 GRAVOIS AVENUE	Landmark #36 Bevo Mill	Construct biergarten	1
		addition.	
APPEALS OF DENIALS	Jurisdiction:	Project:	Pg:
B. 4559-61 S. COMPTON	Preservation Review	Demolish a two-story	6
	District	mixed use building.	
C. 5344 CABANNE AVENUE	Visitation Park Historic	Construct a retaining	13
	District	wall on front façade.	



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A.

DATE: December 19, 2016
ADDRESS: 4749 Gravois Avenue
ITEM: Preliminary Review: Construct addition to City Landmark
JURISDICTION: Bevo Mill, Landmark # 36 — Ward 14
STAFF: Jan Cameron, Cultural Resources Office



BEVO MILL – 4749 GRAVOIS AVENUE

OWNER:
4749 Gravois LLC
Pat & Carol Schuchard

ARCHITECT:
Killeen Studio Architects
Michael Killeen

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the proposed addition with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office.



THE PROPOSAL:

This is a preliminary review application to construct a frame addition to the north of Bevo Mill, City Landmark #36. The addition will occupy the space of a small parking area and will be attached to north façade of the Bevo Mill.

RELEVANT LEGISLATION:

Excerpt from Title 24 of the City Charter:

24.20.030 DETERMINATION OF COMPLIANCE OR RECOMMENDATION REQUIRED BEFORE PERMIT APPROVED--DEMOLITION, CONSTRUCTION, ALTERATION--HISTORIC DISTRICT OR LANDMARK/LANDMARK SITE.

No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Title 24 St. Louis City Charter Page 21 of 38 Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved. (Ord. 64689 § 41, 1999.)

24.20.040

CONSIDERATION OF PERMIT APPLICATION--DEMOLITION, CONSTRUCTION, ALTERATION--HISTORIC DISTRICT OR LANDMARK/LANDMARK SITE.

If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this title, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board.

The design has been selected to be distinct from the Bevo Mill in style, materials and massing; however, the frame structure will reference the heavy-timber framed interior spaces of the Bevo Mill. The applicants have revised several elements of their original proposal at the request of the Cultural Resources Office; in particular, the main block of the addition has been moved further to the north of the site to mitigate the visual effect of the new structure on the Bevo Mill.

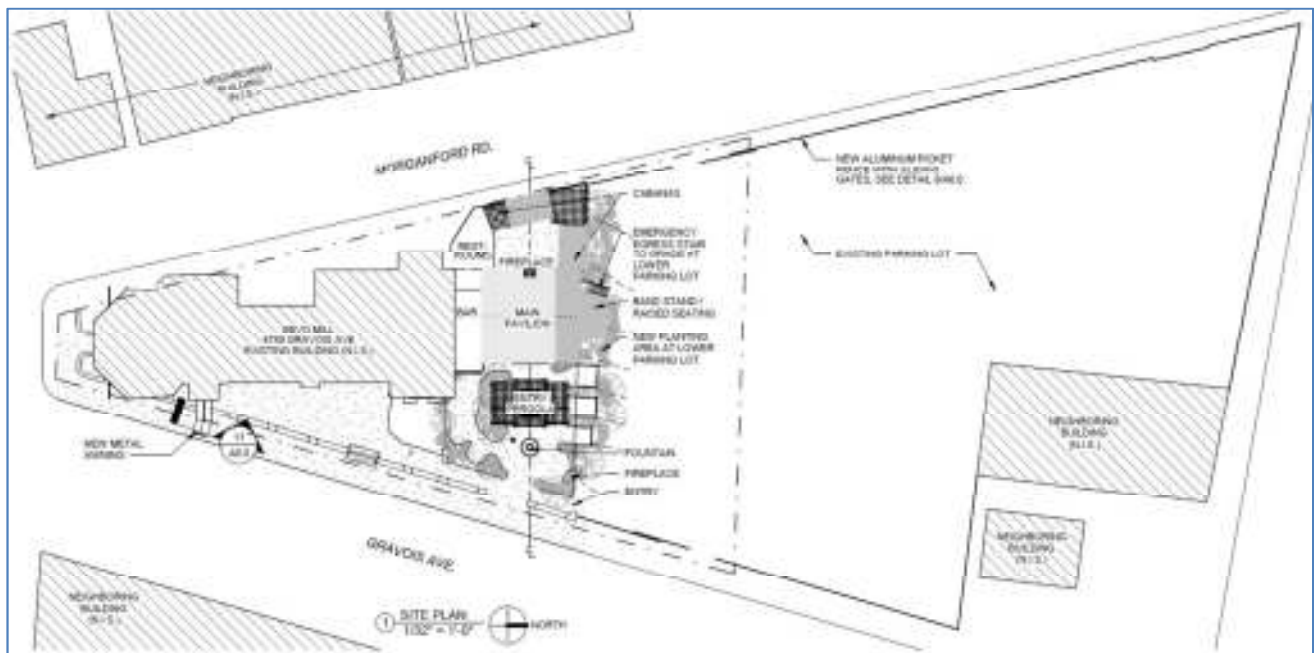
PRELIMINARY FINDINGS AND CONCLUSION:

Cultural Resources Office consideration of the criteria for construction impacting upon a City Landmark led to these preliminary findings:

- The Bevo Mill, at 4749 Gravois Avenue, is a City Landmark.

- The applicants propose an open shelter/biergarten structure, constructed with a heavy wood frame.
- The proposed addition will be constructed adjacent to the Bevo Mill, and will occupy a current parking area at the rear of the building;
- The addition will be attached to the Bevo Mill with only a ledger board and will not require any new openings; its impact upon the building itself will be small and reversible;
- The applicants have made several revisions to their original proposal that reduces its visual impact upon the City Landmark.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed design, with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



SITE PLAN



SITE OF PROPOSED CONSTRUCTION



RENDERING LOOKING NORTHWEST



RENDERING LOOKING SOUTHWEST



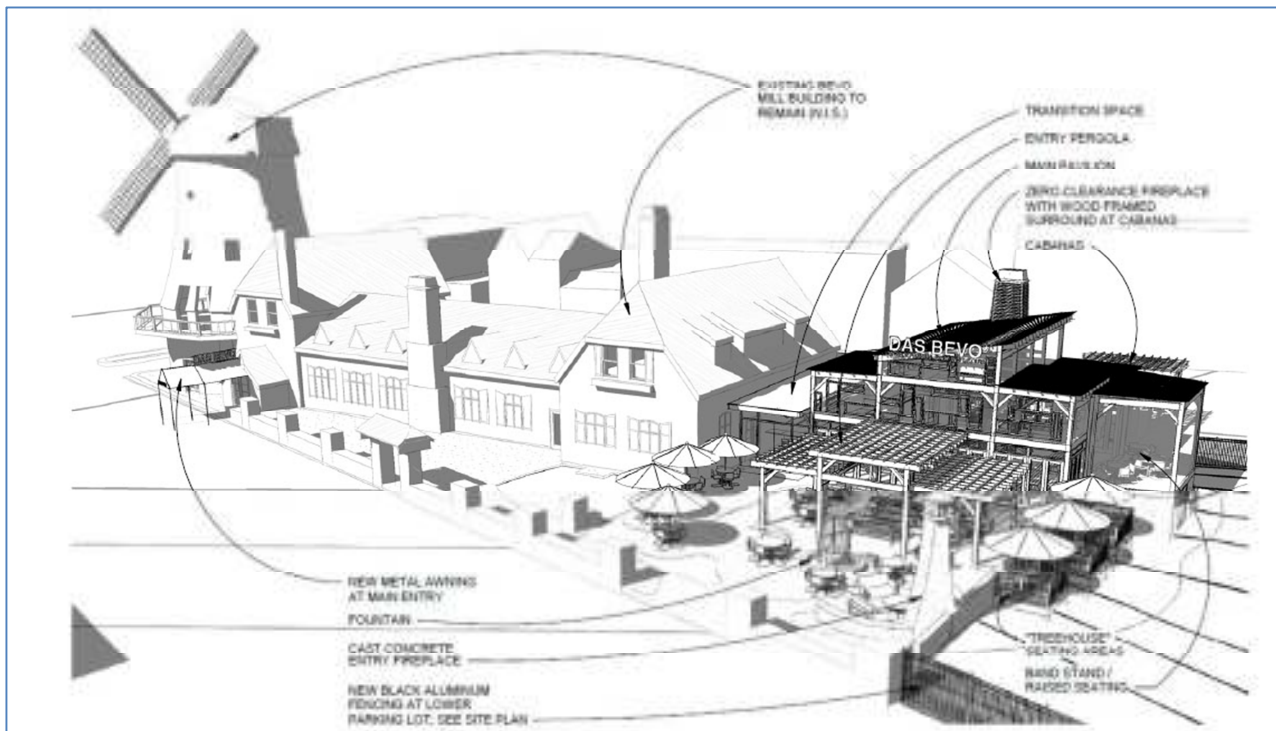
VIEW OF ADDITION FROM MORGAN FORD LOOKING SOUTHEAST



BIERGARTEN ENTRY DETAIL



TRANSITION SPACE AT ENTRY— BEVO MILL AT LEFT



PERSPECTIVE LOOKING SOUTHWEST FROM GRAVOIS



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B.

DATE: December 19, 2016
ADDRESSES: 4559-61 South Compton Avenue
ITEM: Demolition of a two-story commercial building.
JURISDICTION: Preservation Review District — Ward 25
STAFF: Andrea Gagen, Cultural Resources Office



4559-61 SOUTH COMPTON AVE.

OWNER:
David L. Hart, Jr.

APPLICANT:
Signature Demolition & Trucking – Charles Jones

RECOMMENDATION:
That the Preservation Board uphold the Director's denial of the demolition application for 4559-61 South Compton Avenue and recommend that appropriate steps be taken to stabilize and preserve the building.



THE PROPOSAL:

The owner of 4559-61 South Compton Ave., located in the Dutchtown Neighborhood and in a Preservation Review District, wishes to demolish a two-story brick commercial building, constructed c. 1908. A large tree fell on the building in April 2016 and the building was condemned by the Building Division on July 28, 2016. The owner has filed a demolition application that was denied by the Cultural Resources Office and scheduled for review by the Preservation Board. The owner has no plans for the lot after demolition.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

4559-61 South Compton is a Qualifying structure under the definition of Ordinance 64689, meaning that while it is not currently listed in the National Register of Historic Places, it is eligible to be so listed. The building dates from c. 1908 and retains its historic character, although minor alterations have been made to the storefronts . The façade features a shaped parapet and corbelled brick cornice.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

The building appears in general to be sound, except for the roof and rear wall of the north half of the building. This condition was due to the tree damage and was the basis for the Building Division's recent condemnation.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The area surrounding 4559-61 South Compton is well-maintained and buildings are sound. There are few vacancies.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The building is located in a well-maintained block. Reuse potential, once the building has been repaired, is reasonable.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The applicant has not submitted any evidence relating to financial hardship. The owner has received an insurance settlement for the damage to the building.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

Loss of 4559-61 will have a significant impact upon the block front and will create an open corner at Mt. Pleasant St. & S. Compton Ave.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The current intersection of Mt. Pleasant St. & S. Compton Ave. is intact. There has been little demolition in this area and the loss of 4559-61 S. Compton would have a considerable negative impact on historic character of the intersection and the area as a whole.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

Not applicable.

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable. PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 4559-61 South Compton is a contributing resource to the Dutchtown neighborhood and is located in a Preservation Review District; it is a Qualifying building under the definition of Ordinance #64689.
- The building appears to be in sound condition although there are roof and masonry issues caused by the tree that fell in April. There also appears to be some maintenance issues with the front parapet.
- The applicant has submitted no evidence to use to assess economic hardship that would be incurred by the repair and rehabilitation of the building.
- The owner has stated that he received an insurance settlement for the damage to the building.
- The location of the building at the corner, on a blockfront with good integrity and historic urban design contributes to the importance of 4559-61 S. Compton to the street and neighborhood.
- The owner is not proposing subsequent any construction on the site.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no evidence has been submitted to support such circumstances.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board uphold the Denial of the demolition application for 4559-61 South Compton Avenue.



REAR ELEVATION



PHOTO OF BUILDING WITH FALLEN TREE



CLOSE-UP OF DAMAGE



PARAPET DAMAGE



WALL SEPARATION



MOUNT PLEASANT ST. ELEVATION



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FRANCIS G. SLAY, Mayor

C.

DATE: December 19, 2016
ADDRESS: 5344 Cabanne Avenue
ITEM: Appeal of the Director's denial to retain retaining walls constructed without a permit
JURISDICTION: Visitation Park Local Historic District — Ward 26
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



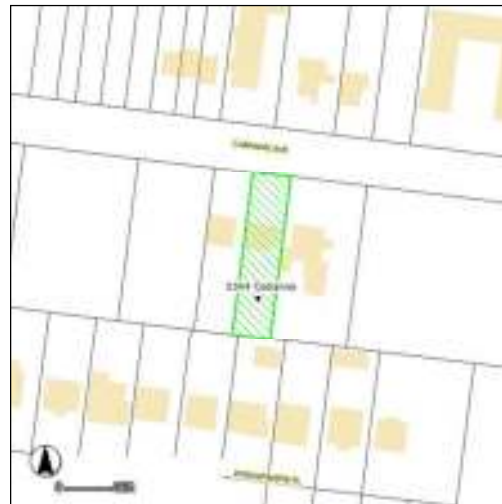
5344 CABANNE AVENUE

OWNER/APPLICANT:

Jermell Williams

RECOMMENDATION:

That the Preservation Board overturn the Director's denial of the permit due to context issues on the block and the contractor's failure to secure a permit without the owner's knowledge



THE CURRENT WORK:

The applicant has applied for a building permit to retain two artificial stone retaining walls in front of the building at 5344 Cabanne Avenue; construction was completed without a permit. The application was denied as the retaining walls do not meet the Visitation Park historic district standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #60942, Visitation Park Historic District:

g. Walls, Fences and Enclosures

Fences in the front yards or along any street may not exceed forty-eight (48) inches in height and may be built of wood, stone, brick, brick faced concrete block but may not be built using wire or wire fabric. All walls visible from a street or Visitation Park are to be faced with brick, natural stone, or brick faced concrete block.

Does not comply. The original terrace has been altered and two new concrete block retaining walls have been installed. Artificial masonry is not included on the approved materials list for visible walls.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Visitation Park Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 5344 Cabanne Avenue is located in the Visitation Park Local Historic District.
- The slope of the front terrace has been altered.
- The walls are highly visible and constructed of decorative concrete block, which is not an acceptable material under the historic district standards.
- The owner has received proper permits in the recent past for other work on his property.
- The owner believed that the contractor had acquired a permit for the retaining walls.
- The historic context for the 5300 Cabanne is severely compromised due to demolition and the poor condition of existing building stock.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board overturn the Director's denial of the application due to context issues and the contractors failing to secure a permit without the owner's knowledge



INSTALLED WALL



LOOKING WEST FROM SITE



LOOKING EAST FROM SITE



SITE FROM JULY 2016 PRIOR TO WALL INSTALLATION